

FOR SALE

Patrick House

Commercial Way, Mallusk, BT36 4UE

Trade Counter/Industrial/Distribution



savills

Location

The premises is approximately c. 9 miles from Belfast city centre and benefits from excellent surrounding infrastructure, with Mallusk being one of Belfast's prime industrial and distribution locations.

The property is conveniently located adjacent to the Driver and Vehicle Agency Northern Ireland and provides easy access to Belfast City and International Airport as well as the ports of Belfast and Larne.

Belfast City Airport - 11.3 miles
Belfast International Airport - 11.1 miles

Belfast Port - 7.8 miles
Larne Port - 17.2 miles



The property

The subject comprises a standalone warehouse facility to include offices at ground and first floor levels as well as ancillary staff facilities and mezzanine accommodation.

The premises can be accessed through a pedestrian door and electric roller shutter.

The warehouse accommodation is finished to include solid concrete floors, LED lighting and translucent panelling.



Warehouse facility including offices at ground and first floor levels.





Accommodation

Description	Sq Ft	Sq M
Ground Floor Warehouse & Office	1,909	177.28
First Floor Office	228	21.18
Mezzanine	973	90.36
Total	3,110	288.82

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



Further information

GUIDE PRICE

The property is being offered for sale by private treaty.

Guide Price: £250,000

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

F138. Full EPC certificate available on request.

RATES

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£8,950
Estimated Rates Payable 2025/26:	£5,259.83

CONTACT



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